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Minutes of Plan Commission Meeting June 1, 2010

Held at the Town Hall on County Highway G

Town of Holland, Sheboygan County, Wisconsin

The numbering of the Minutes corresponds to that of the Agenda:

1. The meeting was called to order at 7:31 p.m. by Chairman Donald Becker.
2. The assembly recited the Pledge of Allegiance.
3. Chairman Donald Becker certified that the requirements of the Wisconsin Open Meetings law had been met.
4. Record Retention Certification: Clerk Syd Rader certified that hard-copies and electronic files of the Plan Commission are filed at Town Hall through March 2010. Files more recent than that are in the Clerk's hands.
5. The Agenda was adopted as the official order of business on a motion by Dave Huenink. The motion was supported by David Mueller and passed by a unanimous voice vote.
6. Roll Call showed in attendance Chairman Donald Becker, Jan Rauwerdink, David Mueller, Dave Huenink, Jack Stokdyk. Excused from attending were Eugene Schmitz, Roy Teunissen, Tom Huneink, Joel Van Ess, and Trevor Mentink.
7. As amended the Minutes of the meeting on April 5, 2010 were approved on a motion by Dave Huenink. The motion was supported by Jack Stokdyk, passing by a unanimous voice vote.
8. Public input: None
9. Status of the zoning ordinance review at DATCP; schedule for public hearing and adoption. Chairman Becker summarized the changes in version 10 which adopts the State's standard for the exclusive agricultural district, namely 20 acres of A-1 land per acre of non-farm residential land.

Chairman Becker put consultant Jamie Rybarczyk on speaker phone for discussion of the zoning ordinance, Jamie remaining on the phone for over an hour for a thorough discussion of article 330-22 A-1 and more. At the end of this discussion the consensus was that more fine tuning remains to be done. Accordingly Chairman Becker moved to hold a special meeting of the Plan Commission on July 16, 7:00pm, proceeding with the thoughts and discussion from June 1 that Jamie Rybarczyk will adapt as a new version of the zoning ordinance. Supported by Dave Huenink and passing by unanimous voice vote.

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10. Review of the land division ordinance status/progress. Jamie Rybarczyk gave a brief rundown of the minor revisions re minor and major land divisions. To be revisited at the July 2010 Plan Commission meeting.
11. Review and modification of the draft Developer's Agreement. The Developer's Agreement is now an appendix of the land division ordinance. To be revisited at the July 2010 Plan Commission meeting.
12. Review and modification of the Plan Commission application form. Jamie Rybarczyk described the changes made in the current draft. Chairman Becker asked the clerk to evaluate the form from the standpoint of implementation, and suggested that Gerry Antoine review it. To be revisited at the July 2010 Plan Commission meeting.
13. Public Input: None
14. The attendance record for April 2010 was approved on a motion by Dave Huenink, supported by David Mueller, passing by a unanimous voice vote.
15. The meeting adjourned at 10:03 p.m. on a motion by Jack Stokdyk, supported by David Mueller, passing by a unanimous voice vote.

Respectfully submitted,
Syd Rader, Clerk of the Plan Commission, Town of Holland
June 2, 2010